

MINUTES

PLANNING AND ZONING COMMISSION

DATE AUGUST 3, 2021, 6:30 p.m.

IN PERSON AT

420 CENTRAL AVE DOLORES CO. 81323

OR VIRTUALLY BY THE LINK BELOW:

Join Zoom Meeting <https://zoom.us/j/95942107624>

Meeting ID: 959 4210 7624

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1. **CALL TO ORDER** Chairperson Robinson called the meeting to order at 6:35 p.m.
2. **PLEDGE OF ALLEGIANCE** The group recited the pledge of allegiance.
3. **ROLL CALL** Present at the meeting were: Chairperson Robinson, Commissioners; Tucker, Powell, and Heeney. Ex Officio Lewis attended. Staff present; Building Official Doudy, Attorney Kelly and Assistant Clerk Swope. Absent; Commissioner Truelsen, Ex Officio Watters, Planner Garvin, and Manager Charles.
4. **IDENTIFICATION OF ACTUAL OR PERCEIVED CONFLICTS OF INTEREST.** None were recognized.
5. **APPROVAL OF THE AGENDA** Commissioner Tucker moved, and Commissioner Powell seconded to approve the agenda.

Yes: all

No: none
6. **PUBLIC PARTICIPATION 5 minutes per person.** No members of the public were present.
7. **CONSENT AGENDA:**

7.1 Minutes of July 6, 2021, Meeting and July 20, 2021, Continuation Meeting/Public Hearing

7.2 Continue this meeting to Saturday August 21, 2021, 9:00 a.m. to 3:00 p.m. In person.

The Commissioners discussed the continuation meeting logistics. With the increased numbers of Covid cases in Montezuma County and the entire state, there will be option to attend the meeting remotely.

Commissioner Tucker moved and Commissioner Powell seconded to approve the consent agenda with the following amendments to the July 6 minutes and July 20 minutes: in the July 6th minutes the article "a" needs to be removed from the sentence relating to Staff report, ideas about public roll out. The word statue needs to be respelled "statute". In the July 20, 2021, minutes the roll call vote on the Conditional Use permit was omitted. The vote was,

Yes: Tucker, Truelsen, Robinson and Powell.

No: none. The planned workshop was set for August 21, 2021, but "July" was used by mistake.

Yes: Heeney, Truelsen, Tucker and Robinson

No: none

8. **STAFF REPORTS: VERBAL** Building Official Doudy and Attorney Kelly both commented that the verbosity in the Procedures section may be trimmed down. They will both review the section further. Doudy will pair the section with the building codes and Kelly will review it for form.

9. ITEMS TO REVIEW

9.1 Article 11 Hazards and Environmentally Sensitive Areas

The Commission reviewed the Hazards section and made some edits for staff to pass on to Planner Garvin. They will continue the review on their own and pass comments and edits to town staff or Planner Garvin. The edits were made to the Purpose and Intent statement to add a statement for providing efficient review processes. They want to replace "educate the public" with "inform the public" to the Applicability statements. They want to remove the 500 sq ft measure and remove the foot note listed as 2 and fix the typo where **toad** should be **load**. In Exemptions, remove the replat sentence, to prevent existing subdivisions from being exempt from Tier reviews. In the text for Existing Geologic studies insert "**certified, stamped**" to the text. Global edits are replacing Town Engineer with "licensed engineer selected by the town" and separate "building envelope" from other text so it is described by itself. Examine the step process in Tier I evaluation perhaps put step two with step one.

Other comments from the review included reviewing how the streets, roads and general site access standards only applied to 3 or more lots of development as it relates to slope, this would apply to private driveways and accesses. Attorney Kelly identified a need for protection to the town for an abandoned project where slopes were altered, or landscape was modified but no structures were built. Definitions for terms used in this section should be added to the definitions section in Article 2, some identified are "adverse or significant", "qualified geologist" and "registered engineer". The Commission would like to see Planner Garvin build a table for the Tier Review details. Staff will find out if Colorado Geologic Survey provides geologic hazard reports for individual development proposals. Commissioner Tucker asked for the citation for individual street segment of 100 feet as written in B Streets, Roads and General site standards on development with more than 3 lots.

9.2. Review full Draft Land Use Code

This will take place in the August 21, 2021, workshop meeting.

9.3 Next steps... Board Review, Strategy for Community Participation, preparing for adoption.

Not addressed in this meeting.

10. ADMINISTRATIVE: NONE

11. CONTINUED TO August 21, 2021.

Chairperson Robinson ended the meeting until August 21, 2021 at 8:00 p.m.

Linda Robinson, Chairperson

Ann Swope, Assistant Clerk